



**Parkside Road  
, Reading, RG30 2BY**

**£250,000**

Set within this quiet development surrounded by attractive gardens is good sized ground floor garden apartment that has been recently refurbished with a very high specification throughout. The property boasts two bedrooms, and stylish shower room, fully fitted luxury kitchen and an open plan living area. The property is ideally located for access to the local amenities, transport and central Reading. In addition there is residents parking and attractive grounds. To appreciate the space and specification on offer call now to view.

## Parkside Road, Reading, RG30 2BY

- Garden flat
- Two bedrooms
- Light and airy living room
- Communal parking
- EPC rating C
- Recently refurbished throughout
- Great sized stylish shower room
- Open plan high specification kitchen
- Attractive communal gardens
- Council tax band C

### Entrance hall



A bright and welcoming entrance hall with laminate flooring and door to the living area.

### Living area

23'0" x 13'8" (7.02 x 4.18)



The living area is very spacious with a large window overlooking the communal gardens to the front of the property and leads to the kitchen and door to the hallway.



A modern and stylish kitchen with large window overlooking the communal gardens to the rear, breakfast bar, plenty of work surfaces and base level, eye level and tall cupboards, built in oven, hob and extractor, dishwasher, washing machine, tumble drier and space for a fridge freezer.

### Hallway



A good sized hallway with two built in storage cupboards and doors to the bedrooms and bathroom.

## Parkside Road, Reading, RG30 2BY

### Bedroom one

13'7" x 9'4" (4.16 x 2.85)



A large double bedroom with, laminate flooring, plenty of space for wardrobes and a very large window overlooking the communal gardens to the front of the property.

### Bedroom two

10'2" x 8'4" (3.11 x 2.56)



A good sized bedroom with laminate flooring and window overlooking the communal gardens to the rear of the property.

### Bathroom

6'5" x 5'0" (1.98 x 1.54)



A very modern and well appointed bathroom with walk in shower, sink with storage, WC and heated towel rail.

### Tenure

Lease: 999 years from 1970

Service charge: £1680 PA

Ground rent: £20

### Services

Water. Mains

Drainage. Mains

Electricity. Mains

Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

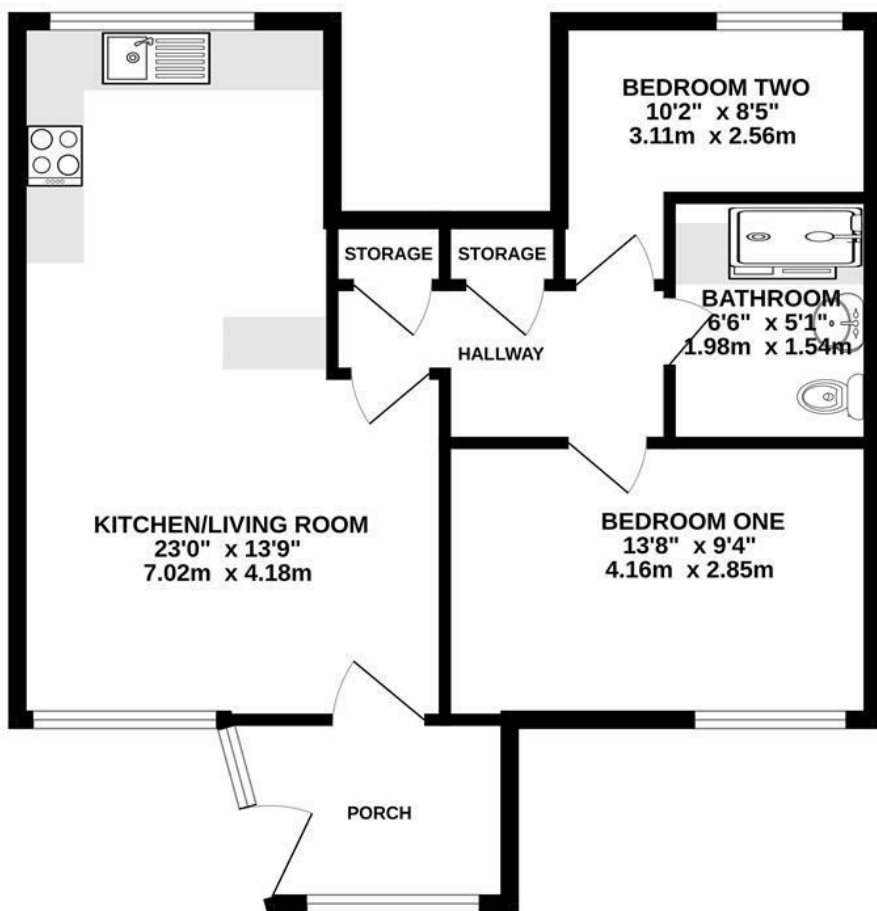
Broadband. Ultrafast, obtained from Ofcom

### Communal gardens



Attractive gardens laid to lawn and shrub borders.

**GROUND FLOOR**  
581 sq.ft. (54.0 sq.m.) approx.



WEST FRYERNE, PARKSIDE ROAD, READING; RG30 2BY

TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales**

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